



## Cabanas de Tavira

450,000 €

### Ref: SAP1138-C

These 3 bedroom, 2 bathroom apartments are located on the second floor of this condominium offering you a spacious private terrace, private plunge pool and also the communal gardens and pool. Being constructed to very high standards with air-conditioning and located at just 100 meters of the Ria Formosa Natura Reserve in Cabanas de Tavira. All amenities within walking distance and only 40 minutes from Faro Airport.



100sm



135sm



3



2



YES

These 3 bedroom, 2 bathroom apartments are located on the second floor of this condominium offering you a spacious private terrace, private plunge pool and also the communal gardens and pool. Being constructed to very high standards with air-conditioning and located at just 100 meters of the Ria Formosa Natura Reserve in Cabanas de Tavira. The Ria Formosa is one of Europe's most beautiful natural reserves. It is the habitat of innumerable protected species, from aquatic birds to sea horses and is a veritable nature lover's paradise. At the same time all amenities of Cabanas de Tavira are within walking distance and the village is only 40 minutes from Faro Airport.

The entrance leads into the open lounge with air-conditioning and the kitchen fully equipped with electrical appliances as; hob, oven, extractor fan, fridge-freezer, micro-wave, dishwasher and washing machine. From the lounge you have direct access to the spacious terrace which also offers a private plunge pool.

To the side of the lounge are the two first bedrooms with air-conditioning and built-in wardrobes. These bedrooms share a bathroom with bath, this bathroom is located in-between the bedrooms. From both bedrooms you also have direct access to the exterior.

The master bedroom with air-conditioning, built-in wardrobes, access to the exterior is located adjacent to the kitchen. This master bedroom has an en-suite bathroom with patio.

At the exterior are the landscaped communal gardens and the communal pool. Parking is available in the basement of the condominium.





## General details

- Year of construction: 2021
- Type: Attached
- View: Pool view, Urbanization view, Garden view
- Pool: Communal pool
- Outside area: Communal garden, Terrace / Balcony
- Water: Mains water
- Sewerage: Mains drainage

## Interior details

- Heating : Airconditioning (heating + cooling)
- Warm water: Solar Panels
- Insulation: Double glazing, Thermal insulation, Insulated roof
- Furniture: Without furniture
- Kitchen: Fully fitted , Microwave, Hob , Oven, Extractor fan, Washing machine, Dish washer, Fridge / freezer
- Bathroom(s): Bath, Shower, Bidet
- Bedroom(s): Built-in wardrobes, Airconditioning, Access to terrace, En-suite bedroom(s)
- Extras: Sliding doors
- Basement
- Lay-out: Ground floor, First floor, Second floor, Basement
- Energy certificate: B

## Exterior details

- Pool: Communal
- Outside area: Communal garden, Fenced/walled terrain, Terrace / balcony, Automatic irrigation
- Parking: Private parking space
- Beach: 10 min. walking
- Golf course: 5 min. by car
- Supermarket: 5 min. by car
- Restaurant: 10 min. walking
- Health centre: 5 min. by car
- Airport: 45KM
- Ownership: Private ownership (On-shore)